# CITY OF CHICAGO ZONING BOARD OF APPEALS FRIDAY- June 21, 2019

121 N. LaSalle Street- City Council Chambers- 2nd Flr.

PHYSICALLY PRESENT FOR ABSENT ALL OR SOME PORTIONS

Farzin Parang Sylvia Garcia

Shaina Doar Sam Toia

Chairman Parang called the meeting to order at 9:05 AM and then undertook a roll call to establish the presence of a quorum. The morning hearings commenced with three members present (Parang, Doar, and Toia).

Motion to approve the minutes from the May 17, 2019 regular meeting made by Chairman. Second by Toia. Motion carried 3-0; yeas – Parang, Doar, and Toia.

Motion to approve the June 21, 2019 agenda made by Chairman. Second by Toia. Motion carried 3-0; yeas – Parang, Doar, and Toia.

### 9:00 A.M.

303-19-S ZONING DISTRICT: B1-1 WARD: 47

APPLICANT: Oaktree Academy, LLC
OWNER: Ambala Holdings, LLC
PREMISES AFFECTED: 2114 W. Lawrence Avenue

**SUBJECT:** Application for a special use to establish two off-site parking

spaces to meet the parking requirement for a proposed day care

center located at 2120 W. Lawrence Avenue.

Motion to approve made by Chairman. Second by Toia. Motion

carried 3-0; yeas – Parang, Doar, and Toia.

304-19-S ZONING DISTRICT: RS-2 WARD: 49

**APPLICANT:** Saint Anne's Home

**OWNER:** The Order of Saint Anne, Chicago

**PREMISES AFFECTED:** 1715 W. Chase Avenue

**SUBJECT:** Application for a special use to establish a community home group

living to be converted from the existing community home to family

living in an existing three-story building.

Motion to approve made by Chairman. Second by Toia. Motion

carried 3-0; yeas - Parang, Doar, and Toia.

305-19-Z ZONING DISTRICT: RS-3 WARD: 40

**APPLICANT:** Drew and Nancy Coatney

**OWNER:** Same as applicant

PREMISES AFFECTED: 5750 N. Fairfield Avenue

**SUBJECT:** Application for a variation to expand the existing floor area from

3,475 square feet to 3,995 square feet (520 square foot addition) for a proposed rear three story addition to the existing two-story

single family residence.

Motion to approve made by Chairman. Second by Toia. Motion

carried 3-0; yeas - Parang, Doar, and Toia.

306-19-S **ZONING DISTRICT: B3-2 WARD: 40** 

**APPLICANT:** McDonald's Corporation

**OWNER:** Franchise Realty Investment Trust- IL

4844 N. Lincoln Avenue PREMISES AFFECTED:

Application for a special use to establish a dual lane drive-through **SUBJECT:** 

facility to serve an existing fast food restaurant.

Motion to approve made by Chairman. Second by Toia. Motion

carried 3-0; yeas - Parang, Doar, and Toia.

307-19-S **ZONING DISTRICT: B3-2** WARD: 1

**APPLICANT:** Aeslin Pup Hub WT, LLC **OWNER:** O & J Investments, LLC 1802-06 W. Chicago Avenue PREMISES AFFECTED:

Application for a special use to establish an animal boarding **SUBJECT:** 

kennel.

Motion to approve made by Chairman. Second by Toia. Motion

carried 3-0; yeas - Parang, Doar, and Toia.

**ZONING DISTRICT: RM-4.5** WARD: 1 308-19-Z

**APPLICANT:** 2038 W. Superior, LLC Same as applicant **OWNER:** PREMISES AFFECTED: 2038 W. Superior Street

Application for a variation to reduce the front setback (W. Lee **SUBJECT:** 

> Street) from the required 12' to 4', the front setback for parking (W. Lee Street) from 20' to 4' for a proposed one-story, attached two-

car garage for the existing single family residence.

Motion to approve made by Chairman. Second by Toia. Motion

carried 3-0; yeas - Parang, Doar, and Toia.

**ZONING DISTRICT: B3-2** 309-19-S **WARD: 12** 

**APPLICANT:** Maria Castro Javier Galindo OWNER:

PREMISES AFFECTED: 2878 W. Cermak Road

Application for a special use to establish a beauty salon. **SUBJECT:** 

Continued to August 16, 2019 at 2:00 PMPM

**ZONING DISTRICT: B3-2** 310-19-S WARD: 1

**APPLICANT:** 2037 N. Kenneth, Inc. **OWNER:** Same as applicant 1653 W. Division Street PREMISES AFFECTED:

Application for a special use to eliminate the two required on-site **SUBJECT:** 

parking spaces for a proposed three-story building with office

space and two dwelling units which is a transit served location

within 1,320 feet of a CTA station entrance.

Motion to approve made by Chairman. Second by Toia. Motion

carried 3-0; yeas – Parang, Doar, and Toia.

311-19-S ZONING DISTRICT: B3-2 WARD: 32

**APPLICANT:** Development Group, LLC Hancock

**OWNER:** Same as applicant

PREMISES AFFECTED: 2020 W. Armitage Avenue

**SUBJECT:** Application for a special use to establish residential use below the

second floor for a proposed four-story, five dwelling unit building with a detached two-car garage and three-car garage which will

each have a roof deck.

Motion to approve made by Chairman. Second by Toia. Motion

carried 3-0; yeas - Parang, Doar, and Toia.

312-19-Z ZONING DISTRICT: B3-2 WARD: 32

**APPLICANT:** Development Group, LLC Hancock

**OWNER:** Same as applicant

PREMISES AFFECTED: 2020 W. Armitage Avenue

**SUBJECT:** Application for a variation to reduce the minimum lot area from

the required 5,000 square feet to 4,600 square feet for a proposed

four-story, five dwelling unit building.

Motion to approve made by Chairman. Second by Toia. Motion

carried 3-0; yeas – Parang, Doar, and Toia.

313-19-Z ZONING DISTRICT: B2-5 WARD: 12

APPLICANT: Jiamiene Hsu
OWNER: Same as applicant
PREMISES AFFECTED: 3211 S. Archer Avenue

**SUBJECT:** Application for a variation to reduce the rear setback from 30' to

zero for a proposed four-story, thirty-four dwelling unit building

with an attached garage with twenty-eight parking spaces.

Continued to July 19, 2019 at 2:00 PM

314-19-Z ZONING DISTRICT: B2-5 WARD: 12

APPLICANT: Jiamiene Hsu
OWNER: Same as applicant
PREMISES AFFECTED: 3211 S. Archer Avenue

**SUBJECT:** Application for a variation to reduce the required on-site parking

from thirty-four spaces to twenty-eight spaces for a proposed fourstory, thirty-four dwelling unit building with an attached garage

with twenty-eight parking spaces.

Continued to July 19, 2019 at 2:00 PM

315-19-Z ZONING DISTRICT: B2-5 WARD: 12

**APPLICANT:** Jiamiene Hsu **OWNER:** Same as applicant

**PREMISES AFFECTED:** 3211 S. Archer Avenue

**SUBJECT:** Application for a variation to reduce the required off-street loading

zone from the required one to zero for a proposed four-story, thirtyfour dwelling unit building with an attached garage with twenty-

eight parking spaces.

Continued to July 19, 2019 at 2:00 PM

316-19-Z ZONING DISTRICT: RM-4.5 WARD: 28

**APPLICANT:** 708 S. Campbell, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 710 S. Campbell Avenue

**SUBJECT:** Application for a variation to reduce the front setback from the

required 12' to 4.33' for a proposed two-story, six dwelling unit

building.

Continued to July 19, 2019 at 2:00 PM

317-19-Z ZONING DISTRICT: RM-4.5 WARD: 28

**APPLICANT:** 708 S Campbell, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 710 S. Campbell Avenue

**SUBJECT:** Application for a variation to reduce the required parking from six

on-site parking spaces to five for a proposed two-story, six

dwelling unit building.

Continued to July 19, 2019 at 2:00 PM

318-19-S ZONING DISTRICT: M2-3 WARD: 12

**APPLICANT:** Elemento S A Inc.

**OWNER:** Emma Rodriguez and Jose Gaytan

PREMISES AFFECTED: 3252 W. 31st Street

**SUBJECT:** Application for a special use to establish a Class IV-A recycling

facility in an existing Class II recycling facility.

Continued to July 19, 2019 at 2:00 PM

319-19-S ZONING DISTRICT: B3-2 WARD: 2

**APPLICANT:** Clair Enterprises, LLC

**OWNER:** Saul Del Rivero

PREMISES AFFECTED: 2123 W. Division Street

**SUBJECT:** Application for a special use to establish a hookah bar.

Motion to approve made by Chairman. Second by Toia. Motion

carried 3-0; yeas – Parang, Doar, and Toia.

320-19-Z ZONING DISTRICT: RT-4 WARD: 25

APPLICANT: Yo, Eleven, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 815 S. Carpenter Street

**SUBJECT:** Application for a variation to increase the existing floor area ratio

from 5,052 square feet to 5,502 square feet for a proposed rear enclosed porch and three-story staircase for the existing three-

story, six dwelling unit building.

Continued to July 19, 2019 at 2:00 PM

321-19-Z ZONING DISTRICT: RT-4 WARD: 25

APPLICANT: Yo, Eleven, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 815 S. Carpenter Street

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 30' to 8.67', north setback from 2' to 1.92' (south to be 3.08'), combined side setback to be 5' for a proposed rear enclosed porch and three story staircase to the existing three-story, six

dwelling unit.

Continued to July 19, 2019 at 2:00 PM

322-19-Z ZONING DISTRICT: RT-4 WARD: 25

**APPLICANT:** Yo, Eleven, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 815 S. Carpenter Street

**SUBJECT:** Application for a variation to reduce the rear yard open space from

the required 390 square feet to 254 square feet for a proposed rear enclosed porch and three-story staircase for the existing three-

story, six dwelling unit building.

Continued to July 19, 2019 at 2:00 PM

323-19-S ZONING DISTRICT: B3-3 WARD: 27

APPLICANT: Michael Scoby
OWNER: Same as applicant
PREMISES AFFECTED: 1050 W. Kinzie Street

**SUBJECT:** Application for a special use to establish residential use below the

second floor for an existing four-story, six dwelling unit building

to be converted to a seven dwelling unit building with one

additional parking space for the new unit. Continued to July 19, 2019 at 2:00 PM

324-19-Z ZONING DISTRICT: RT-4 WARD: 32

**APPLICANT:** Palmer Park, LLC

**OWNER:** Same

**PREMISES AFFECTED:** 3228-36 W. Palmer Street / 2201-13 N. Sawyer Avenue

**SUBJECT:** Application for a variation to reduce the rear yard open space from

960 square feet to zero for the conversion of an existing two-story building into fourteen dwelling units with a rear open parking lot. **Motion to approve made by Chairman. Second by Toia. Motion** 

carried 3-0; yeas - Parang, Doar, and Toia.

325-19-Z ZONING DISTRICT: RT-4 WARD: 32

**APPLICANT:** Palmer Park, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 3228-36 W. Palmer Street / 2201-13 N. Sawyer Avenue

**SUBJECT:** Application for a variation to reduce the required off-street parking

from the required fourteen spaces to twelve spaces to convert an existing two-story building to a fourteen dwelling unit building

with a rear open parking lot.

Motion to approve made by Chairman. Second by Toia. Motion

carried 3-0; yeas – Parang, Doar, and Toia.

326-19-Z ZONING DISTRICT: RT-4 WARD: 32

**APPLICANT:** Palmer Park, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 3228-36 W. Palmer Street / 2201-13 N. Sawyer Avenue

**SUBJECT:** Application for a variation to reduce the landscape setback along

N. Sawyer from the required 7' to 2' and to eliminate four required trees in the setback and to reduce the required amount of shrubs in the setback from thirty to six, and to allow a 4' high ornamental fence to be installed at the property line instead of 5' from the property line for a two-story residential building with on-site

parking lot.

Motion to approve made by Chairman. Second by Toia. Motion

carried 3-0; yeas - Parang, Doar, and Toia.

327-19-Z ZONING DISTRICT: B2-3 WARD: 1

**APPLICANT:** Tim Pomaville

**OWNER:** Ambrosia Homes of Illinois, LLC Series 39

PREMISES AFFECTED: 2438 N. Western Avenue

**SUBJECT:** Application for a variation to reduce the rear setback from 30' to 2'

for a proposed detached garage with roof with an attached rear open porch for access which will serve a proposed three-story,

three dwelling unit building.

Continued to July 19, 2019 at 2:00 PM

328-19-S ZONING DISTRICT: C2-1 WARD: 32

**APPLICANT:** Veguity, LLC Series LV 2001

OWNER: Same as applicant

**PREMISES AFFECTED:** 2366 N. Damen Avenue

**SUBJECT:** Application for a special use to establish a gas station with a one-

story, commercial / retail accessory building.

Motion to approve made by Chairman. Second by Toia. Motion

carried 3-0; yeas - Parang, Doar, and Toia.

329-19-Z ZONING DISTRICT: C2-1 WARD: 32

**APPLICANT:** Vequity, LLC series LV 2001

**OWNER:** Same as applicant

**PREMISES AFFECTED:** 2366 N. Damen Avenue

**SUBJECT:** Application for a variation to reduce the minimum lot area from

the required 20,000 square feet to 17,346 square feet for a

proposed gas station with a one-story commercial/retail accessory

building.

Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Parang, Doar, and Toia.

330-19-Z ZONING DISTRICT: RM-5 WARD: 4

**APPLICANT:** Board of Education

**OWNER:** Public Building Commission

**PREMISES AFFECTED:** 4949-5015 S. Blackstone Avenue / 5002-58 S. Lake Park Avenue

**SUBJECT:** 

Application for a variation to reduce the rear setback abutting South Lake Park Avenue from the required 50' to zero for a proposed 25' tall accessory score board, two 90' high sport light poles and a 6' tall ornamental fence on top of the existing 2' high retaining wall which will serve an out-door track and football field accessory to existing high school and elementary school buildings. **Motion to approve made by Chairman. Second by Toia. Motion** 

carried 3-0; yeas - Parang, Doar, and Toia.

331-19-S ZONING DISTRICT: B3-2 WARD: 1

**APPLICANT:** Karkif Division 2, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 1807 W. Division Street

**SUBJECT:** Application for a special use to reduce the required parking by

100% from five required spaces to zero for a proposed four-story addition to an existing one and three story building which shall be converted to a retail and seven dwelling unit building which shall

be a transit served location.

Motion to approve made by Chairman. Second by Toia. Motion

carried 3-0; yeas - Parang, Doar, and Toia.

332-19-Z ZONING DISTRICT: B3-2 WARD: 1

APPLICANT: Karkif Division 2, LLC OWNER: Same as applicant PREMISES AFFECTED: 1807 W. Division Street

**SUBJECT:** Application for a variation to reduce the minimum lot area from

the required 7,000 square feet to 6,620 square feet for a proposed four-story addition to the existing one and three-story building to be converted to a retail and seven dwelling unit building which

shall be a transit served location.

Motion to approve made by Chairman. Second by Toia. Motion

carried 3-0; yeas - Parang, Doar, and Toia.

333-19-Z ZONING DISTRICT: B3-2 WARD: 1

APPLICANT: Karkif Division 2, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1807 W. Division Street

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 30' to 3.06' for a proposed four-story addition to the existing one and three story retail and dwelling unit building to be converted to a retail and seven dwelling unit building which shall

be a transit served location.

Motion to approve made by Chairman. Second by Toia. Motion

carried 3-0; yeas - Parang, Doar, and Toia.

334-19-S ZONING DISTRICT: DS-5 WARD: 3

**APPLICANT:** Daystar Education Association

**OWNER:** Same as applicant **PREMISES AFFECTED:** 1550 S. State Street

**SUBJECT:** Application for a special use to expand an existing school in an

existing one-story building.

Motion to approve made by Chairman. Second by Toia. Motion

carried 3-0; yeas – Parang, Doar, and Toia.

335-19-S ZONING DISTRICT: DS-5 WARD: 3

**APPLICANT:** Daystar Education Association **OWNER:** The Ozinga Foundation, Inc.

PREMISES AFFECTED: 42-74 W. 16th Street

**SUBJECT:** Application for a special use to establish an off-site required

accessory parking lot with six accessory parking spaces, thirteen drop-off spaces and one 10' x 25' loading zone to serve a proposed one-story school use building located at 1550 S. State Street.

Motion to approve made by Chairman. Second by Toia. Motion

carried 3-0; yeas - Parang, Doar, and Toia.

336-19-S ZONING DISTRICT: DS-5 WARD: 3

**APPLICANT:** Daystar Education Association **OWNER:** The Ozinga Foundation, Inc.

PREMISES AFFECTED: 42-74 W. 16th Street

**SUBJECT:** Application for a special use to establish an off-site non accessory

parking lot with seventy-six parking spaces to serve a proposed

one-story school use located at 1550 S. State Street.

Motion to approve made by Chairman. Second by Toia. Motion

carried 3-0; yeas – Parang, Doar, and Toia.

Motion to move into closed session pursuant to Section 2(c)(4) of the Open Meetings Act for the purpose of considering the evidence and testimony presented in open session made by the Chairman. Second by Toia. Motion carried 3-0; yeas – Parang, Doar, and Toia. Meeting went into closed session at 11:29 AM.

Motion to return to open session made by the Chairman. Second by Toia. Motion carried 3-0; yeas – Parang, Doar, and Toia (Garcia absent). Meeting returned to open session at 11:42 AM.

The Chairman moved to recess at 11:45 PM. Second by Doar. Motion carried 3-0; yeas-Parang, Doar, and Toia.

The Board reconvened at 2:10 PM. The Chairman undertook a roll call to establish the presence of a quorum. The afternoon hearings commenced with three members present (Parang, Doar, and Toia).

#### 2:00 PM

## **CONTINUANCES**

241-19-S ZONING DISTRICT: M3-3 WARD: 22

**APPLICANT:** Frenchy Soccer Development, LLC

**OWNER:** Heneghan Wrecking Company Inc. / Heneghan Wrecking and

Excavating Co, Inc.

PREMISES AFFECTED: 4201 W. 36th Street

**SUBJECT:** Application for a special use to allow a sports and recreation,

participant 149 person capacity (indoor soccer field) in an existing

one-story warehouse.

Continued to August 16, 2019 at 2:00 PM

251-19-S ZONING DISTRICT: DX-7 WARD: 42

**APPLICANT:** Kadampa Meditation Center New York

**OWNER:** Same as applicant

**PREMISES AFFECTED:** 375 W. Erie Street, Unit C-101

**SUBJECT:** Application for a special use to establish a religious assembly

facility.

Continued to July 19, 2019 at 2:00 PM

## **VOTE ONLY**

259-19-S ZONING DISTRICT: B3-2 WARD: 44

**APPLICANT:** Dusk 'Til Dawn, Inc.

**OWNER:** Mendoza Family Holdings, LLC

**PREMISES AFFECTED:** 3448 N. Clark Street

**SUBJECT:** Application for a special use to establish a massage establishment.

Motion to approve made by Chairman. Second by Toia. Motion carried 3-1; yeas – Parang, Doar, and Toia; nays – Garcia.

Motion to approve the written resolutions containing findings of fact consistent with the votes of the Board for Board Cal. Nos. 84-19-S, 202-19-S, 203-19-Z and 225-19-S made by the Chairman. Second by Toia. Motion carried 3-0; yeas – Parang, Doar, and Toia.

Motion to approve the written resolutions containing findings of fact consistent with the votes of the Board at its regular meeting of May 17, 2019, except for Board Cal Nos. 246-19-Z, 270-19-Z, 276-19-Z, 296-19-Z, 297-19-Z, 298-19-Z, 140-19-Z, 213-19-Z, and 214-19-Z made by the Chairman. Second by Toia. Motion carried 3-0: yeas – Parang, Doar, and Toia.

The Chairman moved to adjourn at 2:30 PM. Second by Toia. Motion carried 3-0; yeas – Parang, Doar, and Toia. Meeting adjourned.